

RIVENDELL TRACT

112 ACRES | HIAWASSEE, GA



For More Information
contact:

Kristina Sorensen
706-318-1173

Kyle Ward
706-474-1348



OWN YOUR OWN PRIVATE MOUNTAIN RETREAT

- Tremendous mountain views
- Thousands of feet of flowing creeks, including waterfalls
- Huge mature hardwoods and stands of rhododendron and mountain laurel
- Protected with a conservation easement so guaranteed privacy

PERFECT FOR THE OUTDOOR ENTHUSIAST

- Adjacent to the Chattahoochee National Forest and Swallow Creek WMA, which allow hunting, hiking and camping
- Direct connectivity through the National Forest to the Appalachian Trail (approximately 1.5 miles away)
- Access to Upper Hightower Creek, which is stocked for trout fishing



Enjoy stunning mountain views from your own 112-acre mountain property! It's rare to find this large of a tract so close to convenient amenities and downtown Hiawassee. Hike to the Appalachian Trail or hunt in the National Forest without ever crossing private land.

For More Information
Please Contact:

Kristina Sorensen, Agent
706-318-1173
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or

Kyle Ward,
Associate Broker
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THE SOLITUDE OF NATURE...WITH A CONVENIENT LOCATION

- Less than 10 miles from Hiawassee, Lake Chatuge & Lake Rabun; 20 miles to Clayton
- 2 hours from Atlanta, Athens & Chattanooga
- Located off of Highway 76, with paved road access to property
- Near high-end community with access to common areas and amenities if desired

BUILD YOUR DREAM HOME

- Up to three new homesites can be built, with ability to subdivide in the future - perfect for an extended family or group of friends
- Existing gravel road through property
- Underground utilities at the site
- Well & septic permitted